160.0	0003	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	803,800 / 803,800
					USE VALUE:	803,800 / 803,800
					ASSESSED:	803,800 / 803,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
165		OAKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BREWER JAY
Owner 2:	BAZAR MAYA
Owner 3:	
Street 1:	165 OAKLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PERRY WARREN J & MARCIA B -
Owner 2:	-
Street 1:	165 OAKLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .167 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1924, having primarily Vinyl Exterior and 2088 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7275.000	353,300	3,700	446,800	803,800
Total Card	0.167	353,300	3,700	446,800	803,800
Total Parcel	0.167	353,300	3,700	446,800	803,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 384.89 | /Parcel: 384.89

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 106824

GIS Ref

GIS Ref

Insp Date 05/30/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 160.0-0003-0010.0

!12524!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	353,300	3700	7,275.	446,800	803,800		Year end	12/23/2021
2021	101	FV	342,700	3700	7,275.	446,800	793,200		Year End Roll	12/10/2020
2020	101	FV	342,700	3700	7,275.	446,800	793,200	793,200	Year End Roll	12/18/2019
2019	101	FV	260,400	3700	7,275.	446,800	710,900	710,900	Year End Roll	1/3/2019
2018	101	FV	268,900	3700	7,275.	395,700	668,300	668,300	Year End Roll	12/20/2017
2017	101	FV	268,900	3700	7,275.	331,900	604,500	604,500	Year End Roll	1/3/2017
2016	101	FV	268,900	3700	7,275.	331,900	604,500	604,500	Year End	1/4/2016
2015	101	FV	254,000	3700	7,275.	287,200	544,900	544,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:00:47

LAST REV

Date	Time
12/09/19	10:02:30
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12524

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PERRY WARREN J	44207-56		12/1/2004		509,000	No	No		
	10408-473		11/22/1963			No	No		N

USER DEFINED

Prior Id # 1:	106824
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/25/2019	945	Siding	28,500	C				
10/29/2009	1095	Manual	30,540			G	GROWTH	4.56KW SOLAR ELEC
8/3/2009	660	Re-Roof	6,150					
9/26/2006	804	Add Bath	26,000			G8	GR FY08	& redo bmt
12/6/2004	1163	Manual	9,595					NEW KITCHEN CABINE
1/7/1998	15	Manual	8,000					SIDING/GUTTERS/PIP

ACTIVITY INFORMATION

Date	Result	By	Name
5/30/2018	MEAS&NOTICE	BS	Barbara S
10/23/2008	Meas/Inspect	345	PATRIOT
12/20/2006	Permit Visit	BR	B Rossignol
2/22/2005	MLS	MM	Mary M
12/16/1999	Mailer Sent		
12/6/1999	Measured	256	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7275		Sq. Ft.	Site		0	70.	0.88	8									446,775						446,800	

Total AC/HA:	0.16701	Total SF/SM:	7275	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	446,775	Spl Credit		Total:	446,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.34078944
Const Adj.:	0.98990101
Adj $ / SQ:	172.542
Other Features:	90022
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	434059
Depreciation:	80735
Depreciated Total:	353324

COMMENTS

SUMP PUMP IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

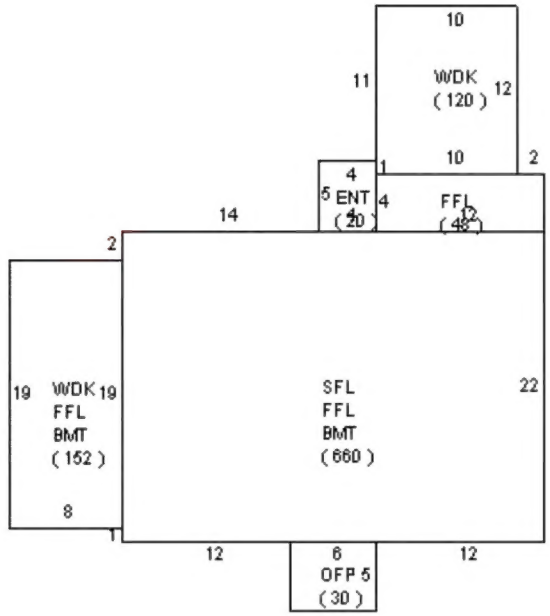
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	172.54
Special Features:	0	Val/Su Net:	133.12
Final Total:	353300	Val/Su SzAd	232.43

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	860	172.540	148,386
BMT	Basement	812	95.240	77,338
SFL	Second Floor	660	172.540	113,878
WDK	Deck	272	9.580	2,605
OFP	Open Porch	30	43.560	1,307
ENT	ENTRY	20	26.130	523

Net Sketched Area:	2,654			Total:	344,037
Size Ad	1520	Gross Area	2654	FinArea	2088

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	70	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 160.0-0003-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1924	25.42	T	40	101			3,700			3,700

More:	N	Total Yard Items:	3,700	Total Special Featues:		Total:	3,700